

Eastern Boulevard Plaza

2424 Eastern Boulevard | York, PA 17402

Available
**±4,952 SF Space &
±1,600 - 9,200 SF Pad**



Property Overview

Eastern Boulevard Plaza, a 63,989 square-foot retail shopping center centrally located in York, Pennsylvania, is situated at the signalized intersection of Eastern Boulevard (14,000 VPD) and Haines Road (18,000 VPD). The center is occupied by Petco with other leading, national, regional and local retailers such as, CSL Plasma, Zips Dry Cleaners, Wild Ginger, and Peoples Bank. With its traffic generating tenant lineup of destination and convenience style retailers, Eastern Boulevard Plaza is one of the primary shopping destinations in the East York market.

Join National Retailers

petco **LIFEPATH**

ZIPS
DRY CLEANERS

CSL Plasma
Good for You. Great for Life.



Ashlee Lehman | Blake Shaffer | Brad Rohrbaugh | Chad Stine
For Leasing Information: 717.843.5555 | Learn more online at www.bennettwilliams.com

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COMMERCIAL BROKERAGE. *Redefined.*

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Location

Eastern Boulevard Plaza is strategically positioned with significant frontage in one of the East York market's primary retail corridors along Eastern Boulevard. The center benefits from the high-volume traffic flow of Eastern Boulevard and Haines Road, which are two of the busiest traveled roadways in the East York market. The project benefits from 3 points of access, two of which are signalized, providing customers with ease of access to the center. With the high concentration of traffic driven surrounding anchor tenants located in the market, the center pulls from not just the immediate trade area but the surrounding market points as well.

Proposed Building Rendering



Trade Area

Adding to the stability of the project, Eastern Boulevard Plaza shows a 20-minute drive time demographic of over 352,629 people with household incomes of more than \$74,627 and day time employment demographics equally as strong with 167,217. The demographics within a 10-mile radius include 278,030 people in 109,689 homes, a labor force of 143,199 with an average household income of \$74,274. The area's growth since 2000 has increased over 15.6% with 17,121 new homes.

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	72,491	145,356	207,347
TOTAL EMPLOYEES	44,191	75,499	102,976
AVERAGE HHI	\$72,219	\$75,877	\$80,106
TOTAL HOUSEHOLDS	28,420	56,216	80,676

TRAFFIC COUNTS:

Haines Road - ±18,000 VPD | **Eastern Blvd** - ±14,000 VPD



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Site Plan



#	TENANT	AREA (SF)
1	Wild Ginger	2,564
2	Envision Salon	930
3	A&K Nails	1,200
4	Zips Dry Cleaning	6,343
5	CSL Plasma	12,000
6	Petco	25,000
7	Life Path Thrift Store	10,000
8	AVAILABLE	4,952
9	Peoples Bank	1,000
101	AVAILABLE	1,743
102	AVAILABLE	1,686
103	AVAILABLE	1,691
104	AVAILABLE	2,110
105	AVAILABLE	2,160



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About Bennett Williams

Bennett Williams
COMMERCIAL REAL ESTATE

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

At Bennett Williams, your investments are always in good hands. Our retail Investment sales group provides top notch investment sales services for all categories of retail investments for both buyers and sellers alike, whether institutional or local, throughout the Central Pennsylvania landscape. Whether the asset is a single or multi-tenant, we pride ourselves in going above and beyond the expectations of the client to achieve maximum results. With over 60 years under our belt, and over 25 licensed real estate professionals, we possess the knowledge, experience, and dedication trusted by many in the investment sales segment of the industry.



Bennett Williams is a member of the Capital Markets Real Estate Network, a nationwide network of professionals dedicated to, and specializing in the capital markets segment of commercial real estate. CMRE is comprised of the most highly-qualified, best-experienced independent Capital Market real estate professionals.

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Lancaster, PA 17601

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